



TOWN OF NEW WINDSOR

ZONING BOARD OF APPEALS

Regular Session

Date: JUNE 14, 2010

AGENDA

7:30 p.m. – Roll Call

Motion to accept minutes of May 10, 2010 meetings as written.

PRELIMINARY MEETINGS:

1. **PLAY IT AGAIN SPORTS (STEVEN BORKO) (10-15)** – Request for a proposed 3' 3" x 17'6" wall sign will exceed maximum length of 10'. A variance of 7'6" is requested at 115 Temple Hill Road in a C Zone. **(69-1-6)**
2. **DOLORES SCHIMENTI (10-16)** – Request for a variance for an existing shed that does not Meet minimum 10ft. set-back. A variance of 6'3" is required at 305 Maple Ave in an R-4 Zone. **(62-8-18)**

PUBLIC HEARINGS:

1. **NEW WINDSOR SENIOR HOUSING (10-10)** – Referred from the PB- Bulk variance to Increase unit count from 91 units to 93 units. (no request has been made for off-street parking, applicant indicates that 2 additional parking spaces will be provided to address the additional 2 units) at Senior Ct in a R-4 Zone. **(65-2-29)**
2. **BRYAN TALBOT (10-11)** – Single family dwelling with a proposed 10x16 shed which will be 4 ft from the rear lot line and 5ft from the side lot line. A variance of 6ft rear and 5ft side is required. A proposed pool deck will be 6ft from the side lot line. A variance of 4ft is required at 8 Judd Circle in an R-4 Zone. **(44-1-54)**
3. **JOHN L. PIZZO (10-12)** – Off- street parking variance for six (6) spaces in connection with 2nd floor 1080sf office area located at 819 Little Britain Road in an PO Zone. **(4-1-11.1)**
4. **JOHN & ROSE MITCHELL AND COLLEEN BAILEY (10-13)** – Referred from Planning Board for a proposed 2 lot subdivision. Need variances for a proposed Lot #1 (gross lot area, lot width, and minimum livable area [existing condition]); Proposed lot # 2 (gross lot area) located at 230 Spruce Street in an R-4 Zone. **(24-3-4)**
5. **VINCENT ARANEO (10-14)** – Requesting a variance for a proposed attached 30x 23ft. deck with 14 x 16 ft. screen porch will not meet 20ft. side yard set-back. A variance of 2 ft is required at 15 Ridge View Road in an R-4 Zone. **(59-5-3)**

FORMAL DECISIONS

DAVID & ROBERTA SHORT (10-06)

JAMES REYNOLDS (PRICE CHOPPER PLAZA- DOLLAR TREE) (10-08)

JAMES REYNOLDS (PRICE CHOPPER PLAZA- SIGNS) (09-39)

ANTHONY BECKER (SKIN CITY TATTOO) (10-07)

GARY & JANET VAN VOORHIS & DARRELL GOLDSMITH (10-09)

(NEXT MEETING- JUNE 21, 2010)